

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Mt BAKER / 81

Previous Physical Inspection: 2003

Sales - Improved Summary:

Number of Sales: 434

Range of Sale Dates: 1/2002 - 10/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$131,500	\$218,900	\$350,400	\$375,200	93.4%	11.93%
2004 Value	\$138,700	\$232,000	\$370,700	\$375,200	98.8%	11.63%
Change	+\$7,200	+\$13,100	+\$20,300		+5.4%	-0.30%
% Change	+5.5%	+6.0%	+5.8%		+5.8%	-2.51%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.30% and -2.51% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$156,500	\$221,800	\$378,300
2004 Value	\$165,100	\$234,200	\$399,300
Percent Change	+5.5%	+5.6%	+5.6%

Number of one to three unit residences in the Population: 4936

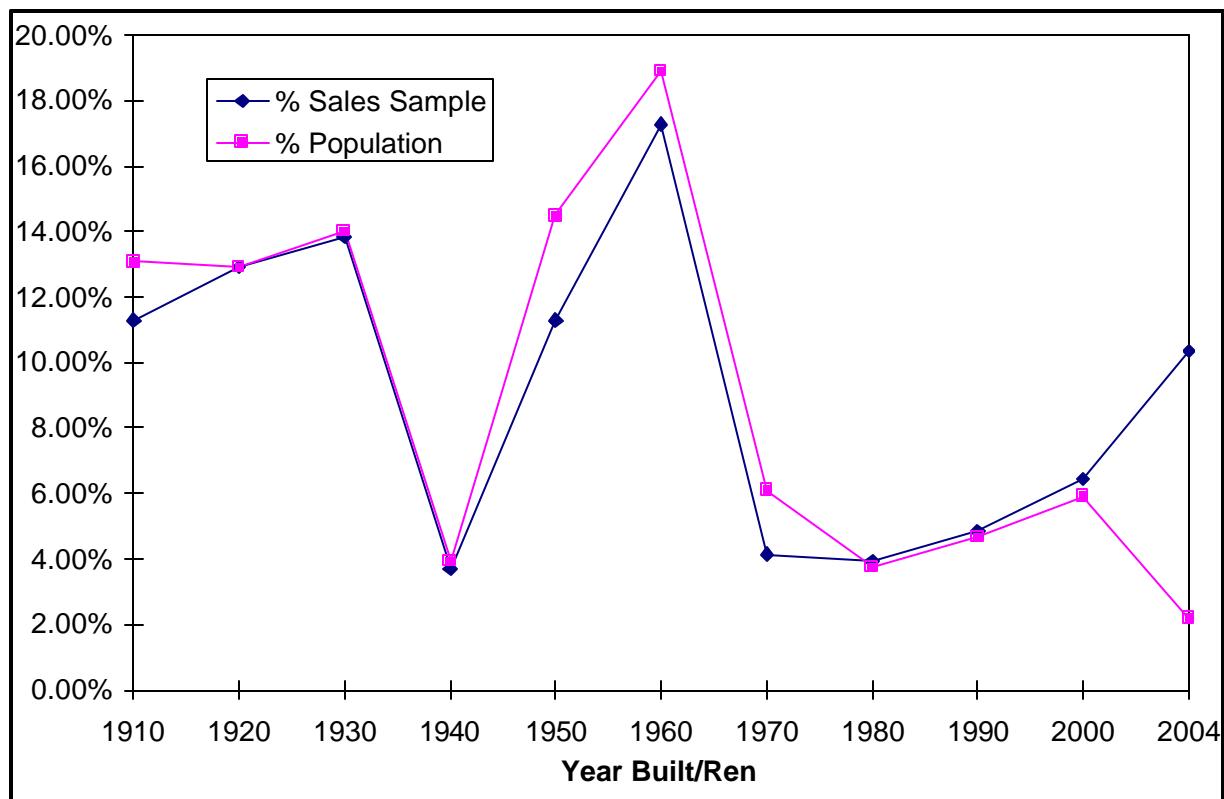
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results indicated that a Sub Area variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 11 properties had a lower average ratio (assessed value / sales price) than other improvements in Area 81. The model adjusts for this strata difference, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	49	11.29%
1920	56	12.90%
1930	60	13.82%
1940	16	3.69%
1950	49	11.29%
1960	75	17.28%
1970	18	4.15%
1980	17	3.92%
1990	21	4.84%
2000	28	6.45%
2004	45	10.37%
	434	

Population		
Year Built/Ren	Frequency	% Population
1910	646	13.09%
1920	638	12.93%
1930	692	14.02%
1940	195	3.95%
1950	715	14.49%
1960	933	18.90%
1970	301	6.10%
1980	186	3.77%
1990	230	4.66%
2000	292	5.92%
2004	108	2.19%
	4936	

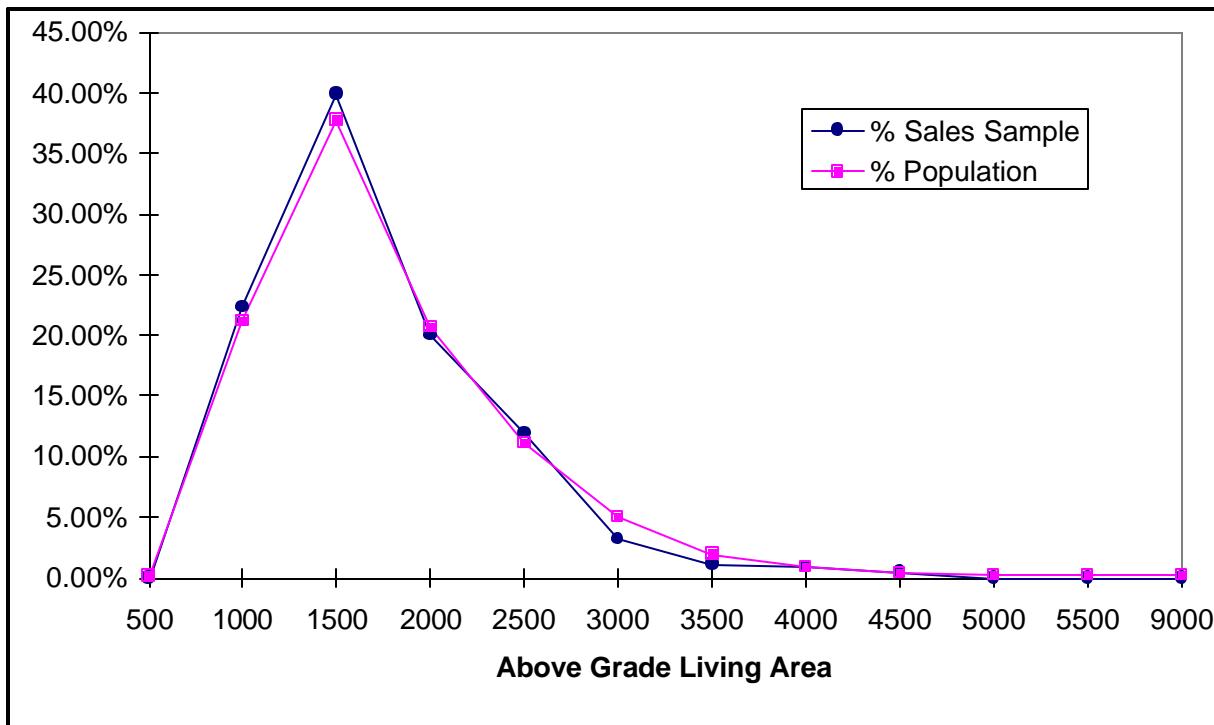


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	97	22.35%
1500	173	39.86%
2000	87	20.05%
2500	52	11.98%
3000	14	3.23%
3500	5	1.15%
4000	4	0.92%
4500	2	0.46%
5000	0	0.00%
5500	0	0.00%
9000	0	0.00%
	434	

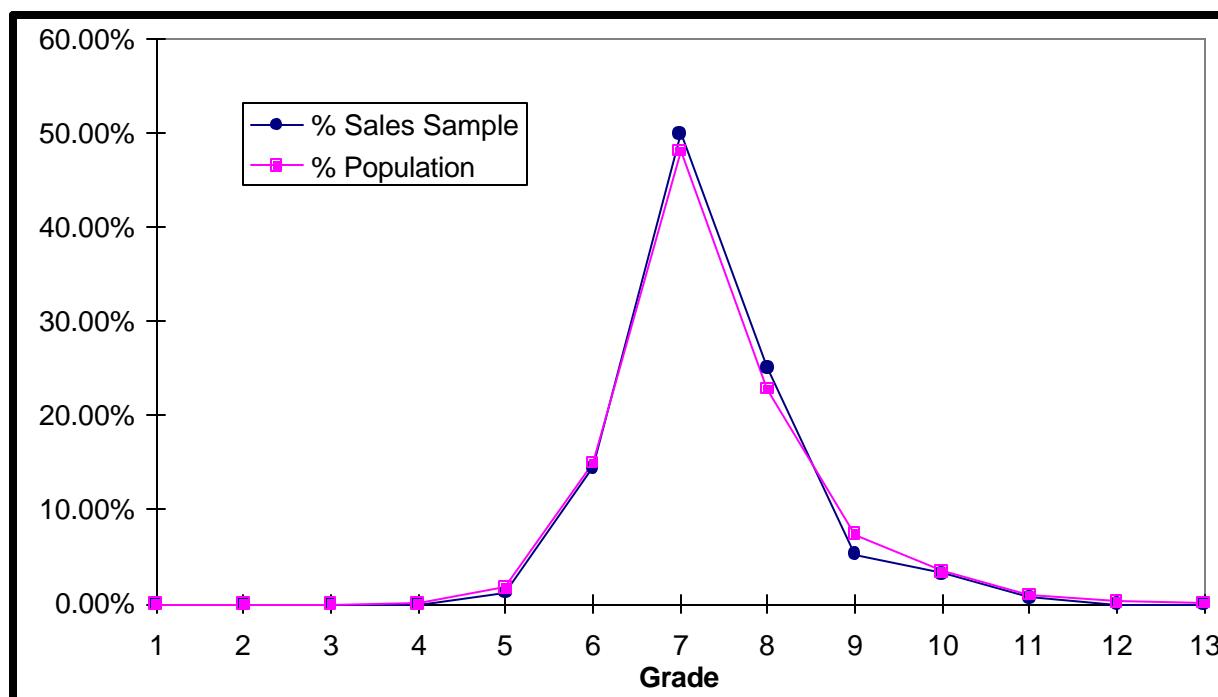
Population		
AGLA	Frequency	% Population
500	10	0.20%
1000	1046	21.19%
1500	1864	37.76%
2000	1022	20.71%
2500	549	11.12%
3000	247	5.00%
3500	96	1.94%
4000	46	0.93%
4500	20	0.41%
5000	13	0.26%
5500	12	0.24%
9000	11	0.22%
	4936	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

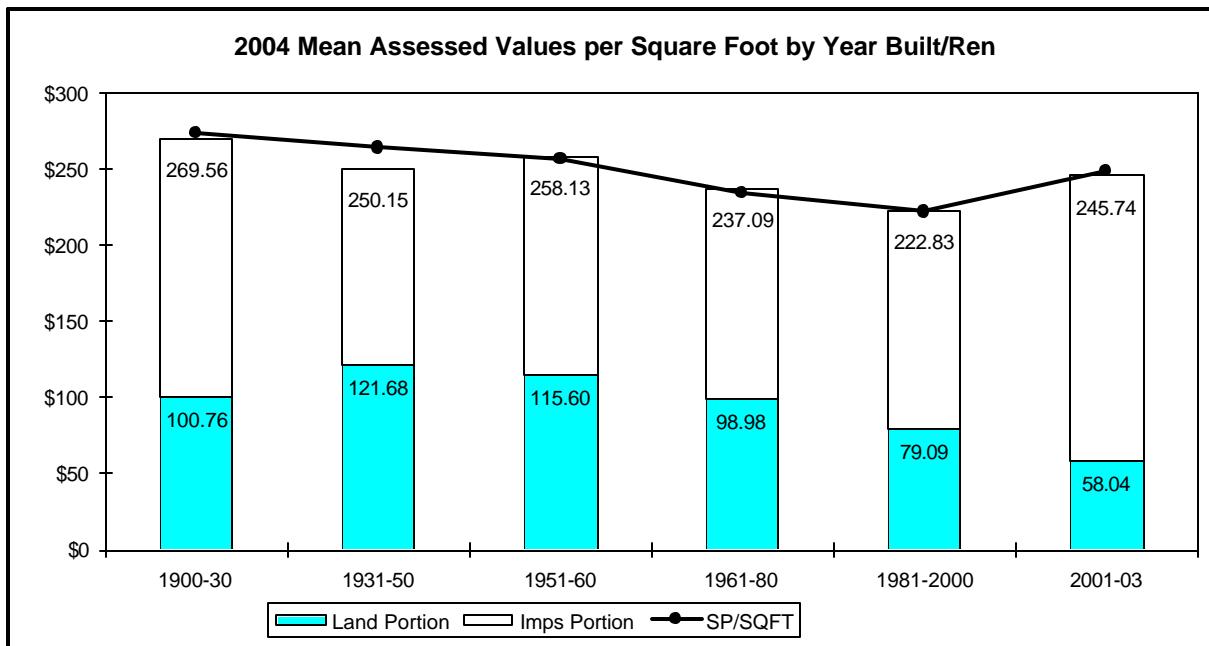
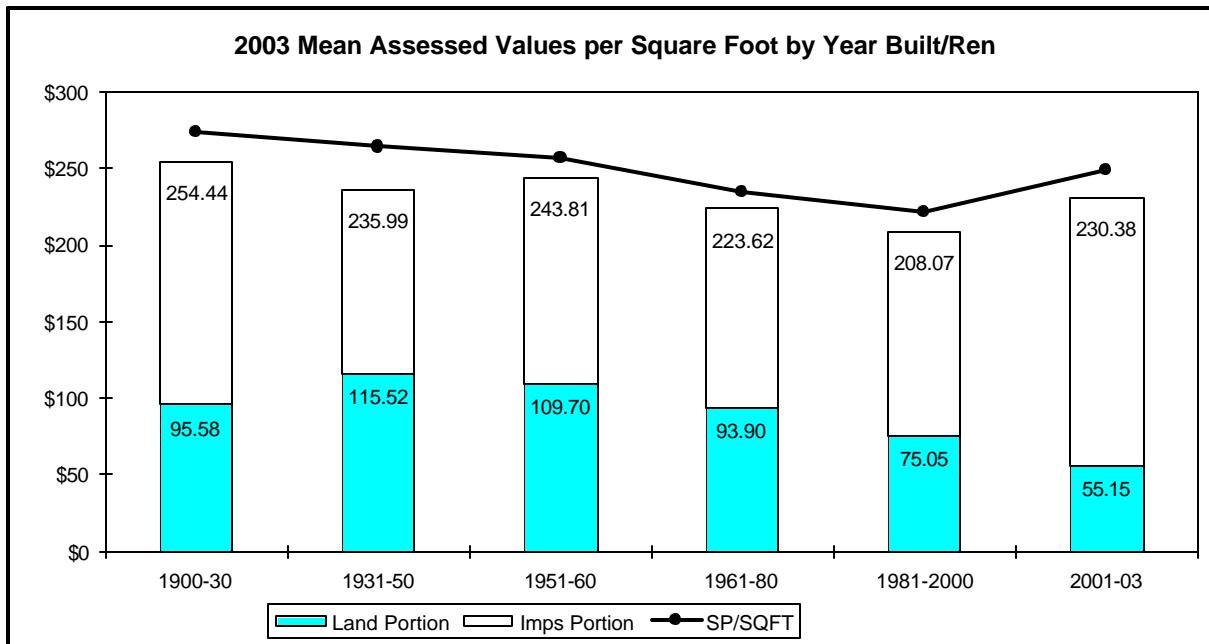
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	2	0.04%
5	5	1.15%	5	85	1.72%
6	63	14.52%	6	742	15.03%
7	217	50.00%	7	2379	48.20%
8	109	25.12%	8	1127	22.83%
9	23	5.30%	9	366	7.41%
10	14	3.23%	10	171	3.46%
11	3	0.69%	11	48	0.97%
12	0	0.00%	12	12	0.24%
13	0	0.00%	13	4	0.08%
434			4936		



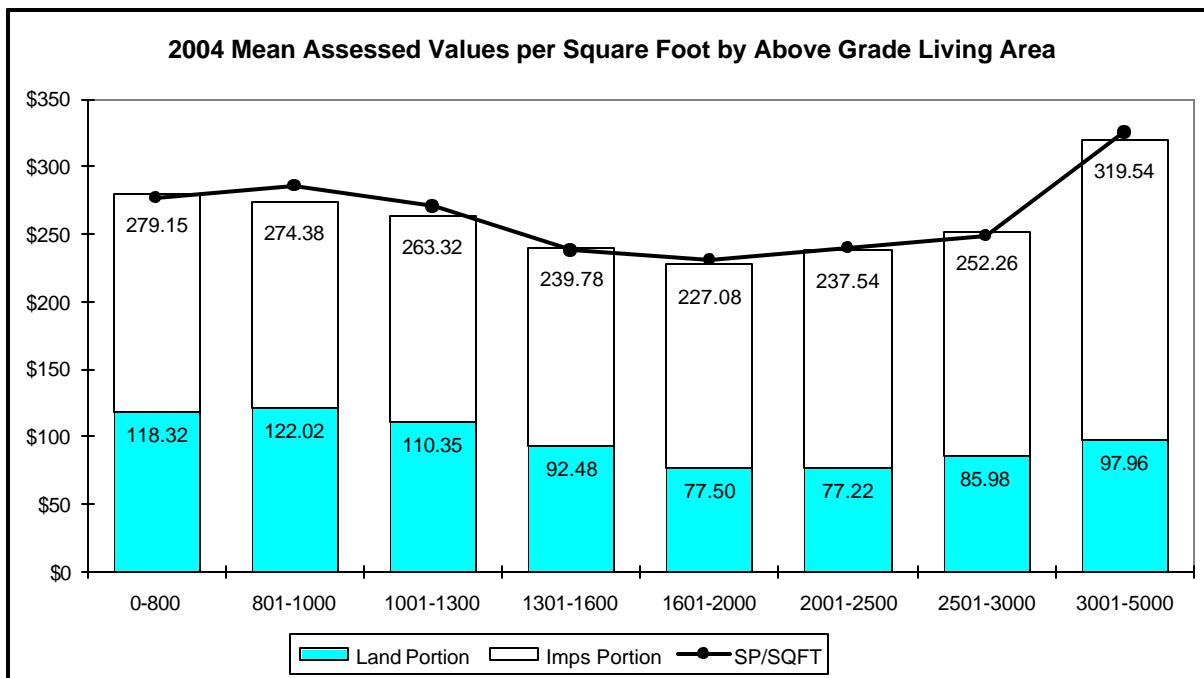
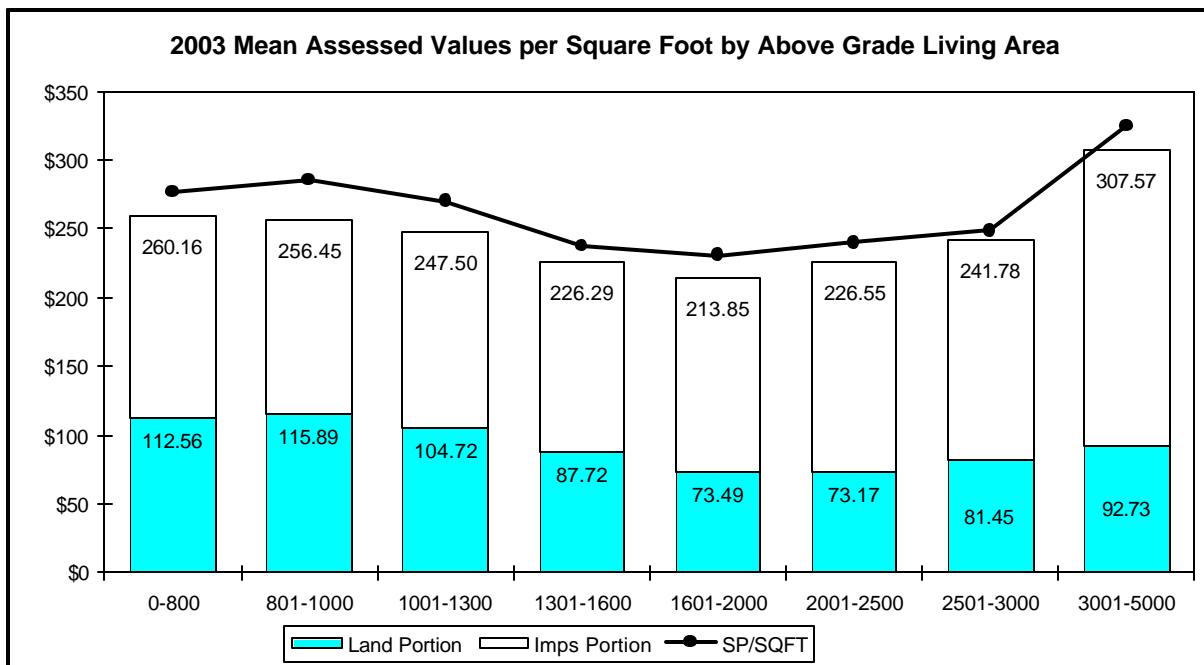
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



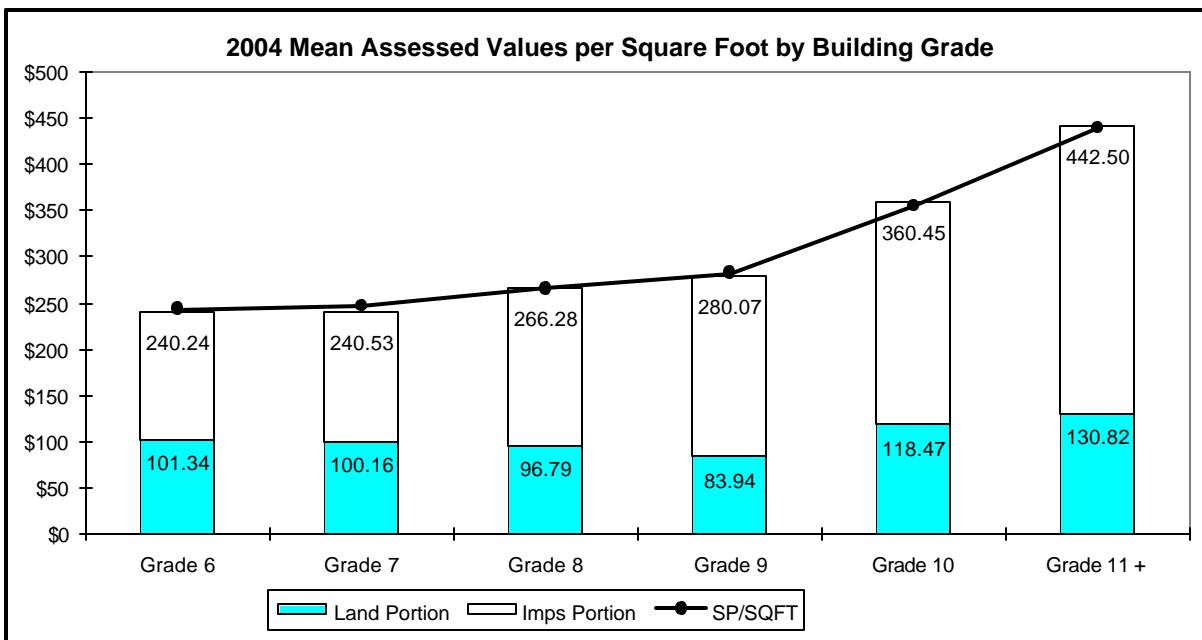
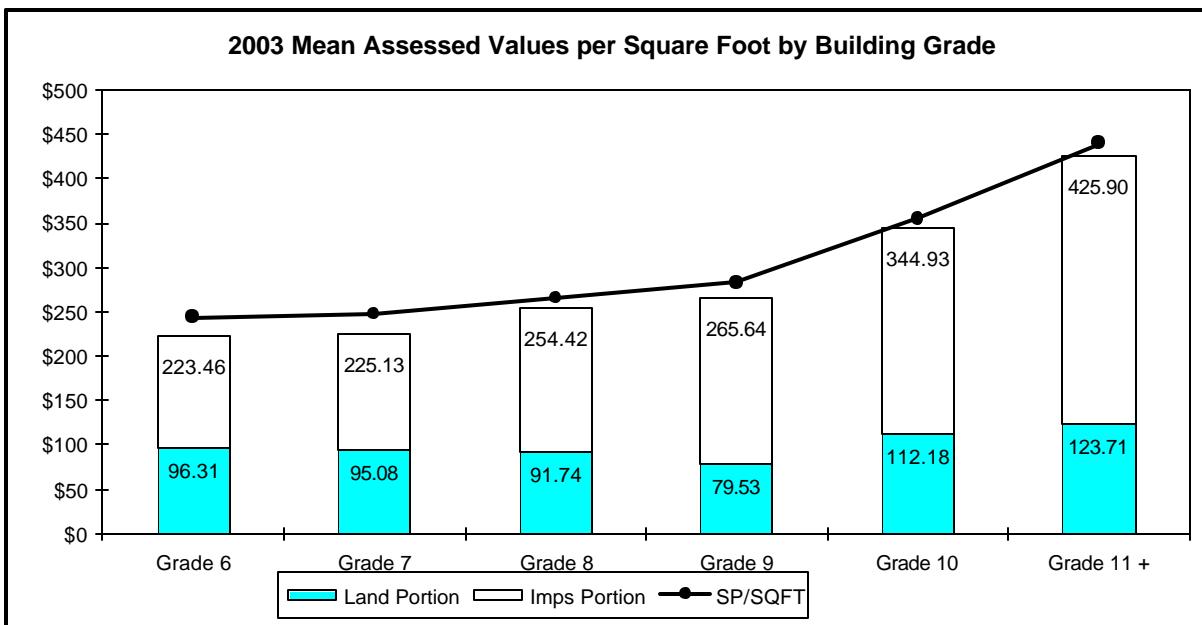
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***

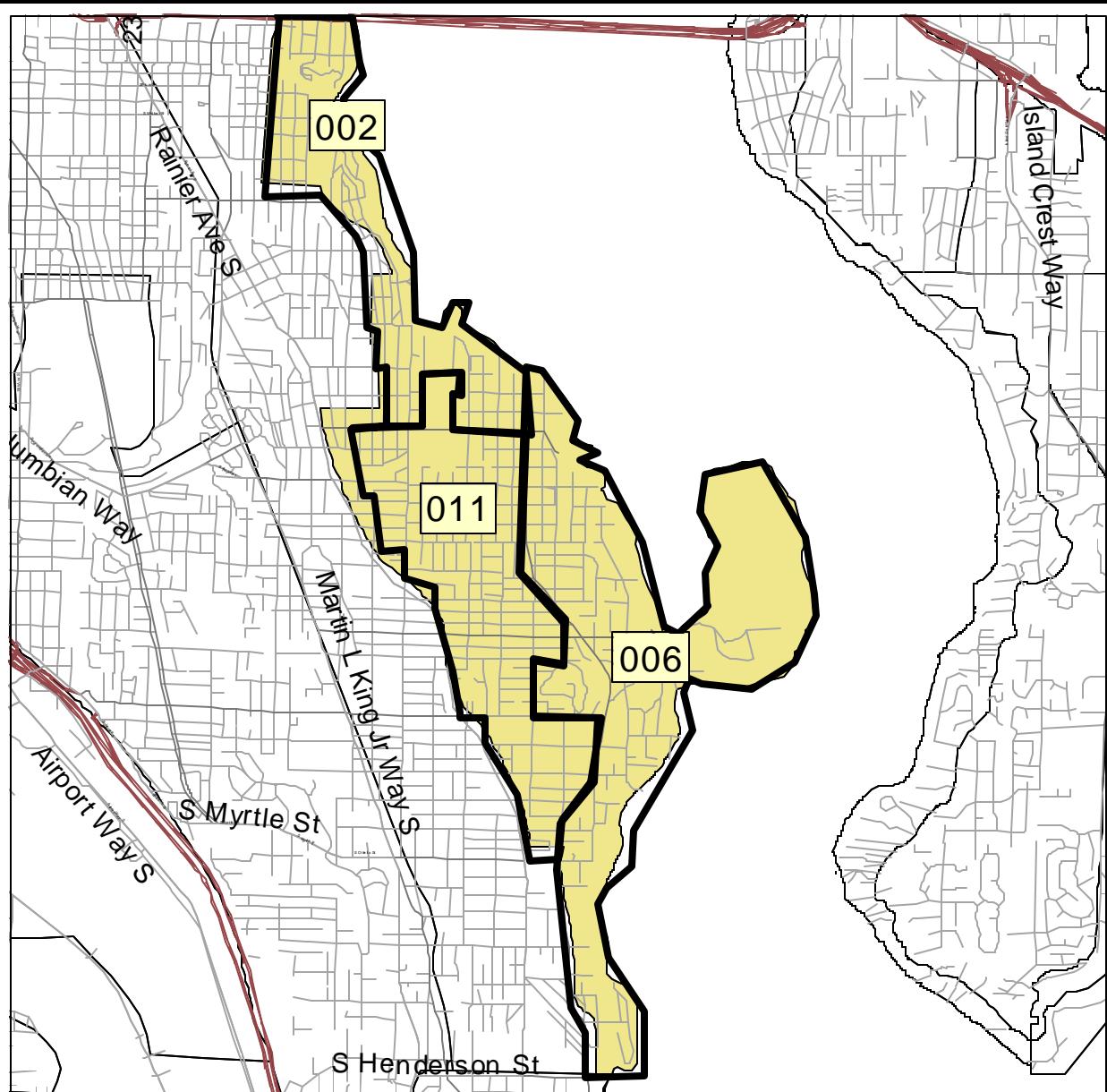


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***

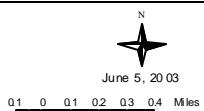


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

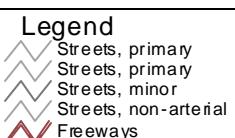


AREA 81 with Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue resulting from the use of this map. Any sale of this map or information on this map is prohibited except by written permission of King County. File Name: RP_chapt01maparea81.map



King County
Department of Assessments



Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 10/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed on February 23, 2004 to test the resultant assessment level using later 2003 sales. There were 38 additional useable improved sales. The weighted mean ratio dropped from 0.988 to 0.984 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 6 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 5.8% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.058, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 434 usable residential sales in the area.

Improved Parcel Update (continued)

The chosen adjustment model was developed using multiple regression. The 2004 Assessment Ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results indicated that a Sub Area variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Sub Area 11 properties had a lower average ratio (assessed value / sales price) than other improvements in Area 81. The model formula adjusts for this strata difference, thus improving equalization.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / 0.9621477 - (0.05270269 \text{ if Sub Area 11})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.06)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *Residential properties located on commercially zoned land will be valued using
2003 Total Value x 1.00

Mobile Home Update

There are no mobile homes in Area 81.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 81 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

3.93%

Sub Area 11	Yes
% Adjustment	6.02%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Subarea 11 parcel would receive a 9.95% upward adjustment
(3.93 + 6.02).

Generally, Subarea 11 parcels were at a lower assessment level than parcels in other Subareas. This model corrects for these strata differences. 2224 parcels out of 4934 Mt Baker parcels would get this adjustment.

54.9% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.988

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	5	1.057	1.158	9.5%	1.028	1.288
6	63	0.914	0.980	7.3%	0.951	1.010
7	217	0.911	0.973	6.8%	0.957	0.989
8	109	0.955	0.999	4.6%	0.982	1.017
9	23	0.937	0.986	5.3%	0.933	1.039
10	14	0.969	1.012	4.4%	0.937	1.087
11	3	0.979	1.017	3.9%	0.464	1.570
Year Built/Ren Ranges	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1930	165	0.934	0.984	5.4%	0.967	1.002
1931-1950	65	0.901	0.953	5.8%	0.924	0.983
1951-1960	75	0.955	1.008	5.5%	0.980	1.036
1961-1980	35	0.963	1.019	5.9%	0.981	1.057
1981-2000	49	0.933	0.996	6.7%	0.959	1.033
2001-2003	45	0.925	0.985	6.5%	0.961	1.009
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	4	0.994	1.036	4.2%	0.935	1.138
Average	351	0.935	0.991	5.9%	0.979	1.003
Good	74	0.929	0.978	5.2%	0.952	1.003
Very Good	5	0.882	0.942	6.8%	0.734	1.150
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	234	0.931	0.988	6.1%	0.972	1.004
1.5	83	0.927	0.981	5.8%	0.958	1.004
2	107	0.942	0.995	5.6%	0.976	1.014
2.5	5	0.943	0.980	3.9%	0.688	1.271
3	5	0.920	0.969	5.4%	0.896	1.043

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.988

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

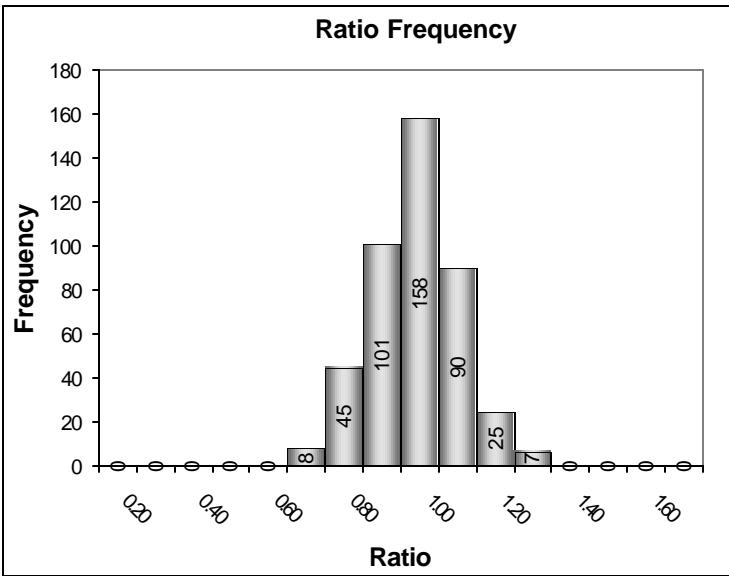
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
<801	30	0.936	1.004	7.3%	0.950	1.058
0801-1000	67	0.898	0.961	6.9%	0.932	0.989
1001-1300	113	0.917	0.976	6.4%	0.954	0.997
1301-1600	85	0.954	1.010	5.9%	0.987	1.033
1601-2000	62	0.925	0.982	6.2%	0.955	1.010
2001-2500	52	0.944	0.990	4.9%	0.962	1.019
2501-3000	14	0.975	1.018	4.4%	0.926	1.109
3001-5000	11	0.950	0.987	3.9%	0.899	1.076
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
No	281	0.924	0.987	6.8%	0.974	1.001
Yes	153	0.945	0.989	4.6%	0.970	1.007
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
No	432	0.933	0.988	5.8%	0.977	0.999
Yes	2	0.994	1.033	3.9%	0.854	1.211
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
2	101	0.955	0.992	3.8%	0.971	1.012
6	133	0.952	0.988	3.8%	0.968	1.008
11	200	0.897	0.984	9.8%	0.967	1.002
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
<3000	12	0.973	1.026	5.5%	0.972	1.080
0300-04000	65	0.906	0.963	6.3%	0.933	0.993
04001-05000	93	0.921	0.976	6.0%	0.952	1.001
05001-06000	93	0.929	0.989	6.5%	0.967	1.012
06001-07000	47	0.928	0.985	6.2%	0.946	1.023
07001-08000	69	0.945	0.996	5.3%	0.973	1.018
08001-12000	44	0.929	0.975	5.0%	0.941	1.009
>12000	11	1.062	1.107	4.2%	0.985	1.228

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: WC / TEAM - 2	Lien Date: 01/01/2003	Date of Report: 1/5/2004	Sales Dates: 1/2002 - 10/2003
Area 81 - MT. BAKER	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	434		
Mean Assessed Value	350,400		
Mean Sales Price	375,200		
Standard Deviation AV	200,070		
Standard Deviation SP	207,382		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.943		
Weighted Mean Ratio	0.934		
UNIFORMITY			
Lowest ratio	0.653		
Highest ratio:	1.268		
Coefficient of Dispersion	9.32%		
Standard Deviation	0.112		
Coefficient of Variation	11.93%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.928		
Upper limit	0.953		
95% Confidence: Mean			
Lower limit	0.927		
Upper limit	0.948		
SAMPLE SIZE EVALUATION			
N (population size)	4936		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.112		
Recommended minimum:	20		
Actual sample size:	434		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	209		
# ratios above mean:	225		
Z:	0.768		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



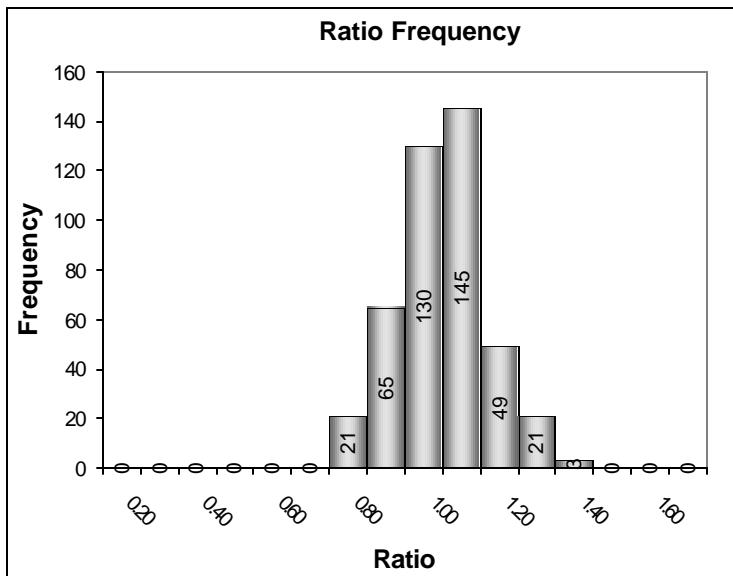
COMMENTS:

1 to 3 Unit Residences throughout area 81

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: WC / TEAM - 2	Lien Date: 01/01/2004	Date of Report: 1/5/2004	Sales Dates: 1/2002 - 10/2003
Area 81 - MT. BAKER	Appr ID: RPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	434		
Mean Assessed Value	370,700		
Mean Sales Price	375,200		
Standard Deviation AV	205,382		
Standard Deviation SP	207,382		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	1.002		
Weighted Mean Ratio	0.988		
UNIFORMITY			
Lowest ratio	0.716		
Highest ratio:	1.332		
Coefficient of Dispersion	9.07%		
Standard Deviation	0.116		
Coefficient of Variation	11.63%		
Price Related Differential (PRD)	1.011		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.989		
Upper limit	1.015		
95% Confidence: Mean			
Lower limit	0.988		
Upper limit	1.009		
SAMPLE SIZE EVALUATION			
N (population size)	4936		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.116		
Recommended minimum:	22		
Actual sample size:	434		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	213		
# ratios above mean:	221		
Z:	0.384		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 81

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524980	0150	3/6/02	\$221,500	760	310	6	1989	3	3600	N	N	4212 42ND AV S
002	795030	2885	6/20/03	\$280,500	770	0	6	1914	4	2918	N	N	4131 42ND AV S
002	524980	2980	1/28/02	\$292,500	840	540	6	1940	4	5600	Y	N	4201 49TH AV S
002	795030	0065	6/13/02	\$299,000	920	500	6	1929	3	6000	N	N	4037 42ND AV S
002	415430	0185	6/23/03	\$309,500	1050	200	6	1912	3	3600	N	N	4134 42ND AV S
002	415430	2050	2/13/03	\$224,000	1180	0	6	1994	3	6300	N	N	4614 S GENESEE ST
002	674570	0085	1/11/02	\$256,000	1250	330	6	1941	3	5000	N	N	2224 31ST AV S
002	795030	2675	3/12/02	\$253,000	1250	300	6	1909	3	6060	N	N	4147 41ST AV S
002	690970	0185	12/12/02	\$298,000	1470	400	6	1913	3	4000	N	N	1512 31ST AV S
002	524980	1785	4/3/03	\$265,000	880	300	7	1946	3	7200	Y	N	4121 46TH AV S
002	524980	2215	4/25/03	\$299,750	900	200	7	1941	4	7200	N	N	4115 47TH AV S
002	066900	0130	5/15/03	\$275,000	910	0	7	1915	3	4850	N	N	1926 31ST AV S
002	795030	2840	10/24/02	\$230,000	940	200	7	1953	3	4500	N	N	4105 42ND AV S
002	524980	2150	6/3/02	\$297,500	960	500	7	1941	3	7200	N	N	4015 47TH AV S
002	570000	1945	8/27/03	\$409,950	960	600	7	1924	3	3000	N	N	2726 34TH AV S
002	812110	0685	9/5/02	\$325,000	970	970	7	1952	3	4944	Y	N	3815 41ST AV S
002	524980	2140	12/4/02	\$299,000	970	220	7	1942	4	7200	N	N	4027 47TH AV S
002	125020	2115	7/2/03	\$397,000	990	600	7	1954	3	5100	Y	N	1401 33RD AV S
002	524980	1780	8/21/02	\$320,000	1010	1010	7	1946	3	7200	Y	N	4127 46TH AV S
002	795030	2850	7/23/03	\$250,000	1040	0	7	1953	3	4500	N	N	4111 42ND AV S
002	415430	1900	5/8/02	\$269,000	1050	740	7	1961	3	5760	N	N	4221 46TH AV S
002	795030	2770	9/26/03	\$339,000	1050	650	7	1955	4	5000	N	N	4136 CASCADIA AV S
002	524980	0155	3/6/02	\$274,000	1090	600	7	1956	3	6600	N	N	4220 42ND AV S
002	570000	2540	4/10/03	\$450,000	1120	0	7	1925	3	7620	N	N	2520 LAKE PARK DR S
002	524980	1926	8/5/02	\$399,500	1150	1150	7	1976	3	6090	Y	N	3801 46TH AV S
002	795030	2680	8/27/02	\$299,000	1240	340	7	2002	3	3030	N	N	4149 41ST AV S
002	415430	0135	7/9/03	\$330,000	1280	0	7	1946	3	7200	N	N	4108 42ND AV S
002	570000	0750	5/15/03	\$460,000	1290	0	7	1919	3	5000	N	N	2326 31ST AV S
002	524980	0125	7/10/02	\$465,000	1300	1300	7	1969	4	7200	Y	N	4009 43RD AV S
002	125020	2360	7/29/03	\$507,500	1300	600	7	1922	3	8400	Y	N	1517 LAKE

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
													WASHINGTON BL S
002	690970	0150	8/6/03	\$418,000	1340	690	7	1980	4	3000	Y	N	1539 32 ND AV S
002	524980	2935	8/15/03	\$325,000	1410	460	7	1940	3	5600	Y	N	4226 48 TH AV S
002	812110	0975	9/25/03	\$370,000	1430	620	7	1951	3	6180	Y	N	3838 41ST AV S
002	125020	3650	4/17/03	\$465,000	1430	620	7	1925	3	6300	Y	N	1426 LAKE WASHINGTON BL S
002	524980	3295	4/19/02	\$315,000	1460	300	7	1948	3	6840	Y	N	4102 49 TH AV S
002	415430	3281	1/9/03	\$475,000	1540	1230	7	1958	3	6000	Y	N	4021 49 TH AV S
002	415430	1865	4/24/03	\$355,000	1560	810	7	1997	3	8640	Y	N	4205 46 TH AV S
002	415430	1815	10/25/02	\$322,500	1570	1080	7	1979	3	10800	Y	N	4220 45 TH AV S
002	795030	0175	2/14/03	\$447,500	1760	0	7	1907	3	8335	Y	N	4103 S ANDOVER ST
002	690970	0215	6/26/03	\$515,000	1780	0	7	1902	4	6000	Y	N	1532 31ST AV S
002	524980	2720	7/16/02	\$425,000	1830	0	7	1956	3	7200	Y	N	4121 48 TH AV S
002	066900	0120	6/24/03	\$450,000	2020	240	7	1921	3	4800	Y	N	1934 31ST AV S
002	524980	2955	9/8/03	\$259,000	2030	0	7	1990	3	5600	N	N	4229 49 TH AV S
002	570000	0870	3/14/03	\$536,000	2090	0	7	1913	4	5000	N	N	2336 32 ND AV S
002	673870	0120	10/9/03	\$546,500	2120	640	7	1912	3	4000	N	N	2110 31ST AV S
002	570000	0775	10/16/03	\$464,500	2430	0	7	1922	3	5000	N	N	3116 S BAYVIEW ST
002	570000	0830	11/27/02	\$358,000	1040	640	8	1951	3	5000	N	N	2306 32 ND AV S
002	125020	3747	4/11/03	\$389,000	1060	760	8	1951	3	6000	Y	N	1505 35 TH AV S
002	415430	0050	9/10/02	\$413,000	1130	600	8	1951	3	5400	Y	N	3824 42 ND AV S
002	415430	3185	6/6/03	\$495,000	1280	1100	8	1978	4	5400	Y	N	4002 48 TH AV S
002	673870	0100	5/31/02	\$430,000	1380	170	8	1929	3	4000	N	N	2018 31 ST AV S
002	673870	0100	9/4/03	\$460,000	1380	170	8	1929	3	4000	N	N	2018 31 ST AV S
002	125020	3695	3/28/03	\$550,000	1520	120	8	1924	3	9450	Y	N	1502 LAKE WASHINGTON BL S
002	125020	3975	1/24/02	\$533,000	1560	1560	8	1958	3	7200	Y	N	1430 35 TH AV S
002	524980	3296	4/3/02	\$450,000	1580	780	8	1953	3	7560	Y	N	4108 49 TH AV S
002	570000	0785	12/16/02	\$467,000	1600	420	8	1915	3	5000	N	N	2337 32 ND AV S
002	812110	1050	6/19/03	\$521,000	1700	200	8	1927	3	5400	Y	N	4115 S COURT ST

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Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	524980	2155	8/23/02	\$450,000	1830	1000	8	1949	3	9000	N	N	4009 47 TH AV S
002	570000	0630	1/24/03	\$565,000	1900	0	8	1907	4	5000	N	N	2711 32 ND AV S
002	570000	1625	11/20/02	\$660,000	1910	800	8	2002	4	5000	N	N	2709 34 TH AV S
002	812110	0835	5/29/02	\$529,950	1910	350	8	1990	4	6120	Y	N	3909 42 ND AV S
002	570000	1785	8/14/03	\$688,000	1980	150	8	1923	4	5000	Y	N	2333 34 TH AV S
002	125020	2295	2/19/03	\$441,000	2000	0	8	1927	3	5850	N	N	1703 LAKE WASHINGTON BL S
002	673870	0170	4/16/02	\$411,000	2000	430	8	1912	3	3600	N	N	2000 32 ND AV S
002	125020	2300	10/14/03	\$590,000	2020	0	8	1928	4	3600	N	N	3315 S MASSACHUSETTS ST
002	570000	1795	9/11/02	\$585,000	2030	0	8	1925	4	5000	Y	N	2321 34 TH AV S
002	812110	0815	5/20/03	\$515,000	2030	500	8	1925	3	6180	Y	N	3919 42 ND AV S
002	570000	0615	11/19/02	\$562,000	2030	500	8	1914	4	5000	N	N	2727 32 ND AV S
002	812110	0470	11/18/02	\$671,000	2040	990	8	1990	4	6180	Y	N	3821 CASCADIA AV S
002	125020	3725	4/18/03	\$563,000	2040	870	8	1979	3	7200	Y	N	1533 35 TH AV S
002	570000	1950	5/9/03	\$565,000	2040	0	8	1922	3	5200	N	N	2730 34 TH AV S
002	570000	3450	4/4/02	\$565,000	2040	600	8	1919	4	5000	N	N	3118 MOUNT RAINIER DR S
002	674570	0190	8/1/03	\$535,000	2070	0	8	1920	3	5000	Y	N	2224 33 RD AV S
002	673870	0245	9/14/03	\$600,000	2090	650	8	1912	4	5500	N	N	2003 33 RD AV S
002	570000	1885	10/11/02	\$545,000	2130	410	8	1924	3	6000	N	N	2520 34 TH AV S
002	674570	0150	6/11/03	\$573,000	2130	900	8	1920	4	5000	N	N	2225 33 RD AV S
002	570000	3345	10/10/02	\$655,000	2140	0	8	1917	4	5250	N	N	3333 BELLA VISTA AV S
002	570000	0815	12/2/02	\$530,000	2150	500	8	1910	4	5000	N	N	2307 32 ND AV S
002	674570	0135	8/22/03	\$579,500	2180	190	8	1920	4	5000	N	N	2226 32 ND AV S
002	125020	2430	7/25/03	\$567,000	2210	0	8	1916	3	6300	Y	N	1427 LAKE WASHINGTON BL S
002	673870	0310	7/29/03	\$660,000	2330	100	8	1915	4	5000	Y	N	2023 34TH AV S
002	570000	1090	2/18/03	\$660,000	2370	500	8	1908	3	5000	N	N	2707 33RD AV S
002	674570	0090	3/12/03	\$690,000	2520	290	8	1914	4	5335	N	N	3104 S COLLEGE ST
002	673870	0285	3/20/02	\$639,000	2520	0	8	1913	3	4000	N	N	2024 33RD AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	570000	1810	8/1/02	\$615,000	2540	0	8	1923	3	5000	Y	N	2307 34TH AV S
002	125020	3640	7/25/02	\$565,000	2640	650	8	1923	3	5700	Y	N	1414 LAKE WASHINGTON BL S
002	125020	2121	5/27/03	\$535,000	1800	0	9	1980	3	4080	Y	N	1413 33 RD AV S
002	570000	1835	11/16/02	\$765,000	1900	900	9	1925	4	6000	Y	N	2320 34 TH AV S
002	674570	0220	6/6/03	\$665,000	2060	0	9	1928	4	5000	Y	N	2211 34 TH AV S
002	570000	3950	9/23/02	\$959,000	2330	800	9	1915	3	7500	Y	N	3310 CASCADIA AV S
002	570050	0005	8/12/03	\$875,000	2490	600	9	1938	3	6000	Y	N	2307 SHORELAND DR S
002	812110	0480	11/1/02	\$1,012,500	3189	900	9	2000	4	6180	Y	N	3815 CASCADIA AV S
002	570000	3990	8/28/02	\$1,100,000	2710	710	10	1912	3	1140 8	Y	N	3236 CASCADIA AV S
002	570000	2625	10/18/02	\$1,200,000	3090	180	10	1913	3	7020	Y	N	2609 MT SAINT HELENS PL S
002	570000	3500	5/23/03	\$890,000	3150	450	10	1913	4	7500	N	N	3008 MT SAINT HELENS PL S
002	524980	3375	4/29/03	\$1,015,000	3550	0	10	2003	3	7177	Y	N	4002 49 TH AV S
002	102404	9024	9/8/03	\$1,300,000	3650	500	10	1929	3	7700	Y	N	2212 34 TH AV S
002	524980	3380	3/14/03	\$1,039,000	3850	0	10	2003	2	7177	Y	N	4010 49 TH AV S
002	570000	3630	4/24/02	\$2,000,000	3710	1120	11	1914	4	8100	Y	N	2653 CASCADIA AV S
002	570000	3625	2/12/02	\$1,850,000	4220	500	11	1913	4	8100	Y	N	2647 CASCADIA AV S
002	570000	4410	7/22/03	\$1,500,000	4380	320	11	1918	3	1762 6	Y	N	3028 CASCADIA AV S
006	123100	0629	4/24/02	\$193,000	630	0	6	1910	3	6000	N	N	5229 S FARRAR ST
006	262404	9111	6/27/02	\$280,000	780	120	6	1925	3	5664	N	N	5228 S ORCHARD TER
006	262404	9073	12/3/02	\$220,000	780	0	6	1920	3	4200	N	N	7124 SEWARD PARK AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	123100	0750	3/1/02	\$219,000	790	0	6	1925	3	4500	N	N	5215 S DAWSON ST
006	524980	3745	12/5/02	\$225,000	810	0	6	1919	3	4800	N	N	4610 50 TH AV S
006	524980	5125	11/1/02	\$342,950	810	840	6	1906	4	2700	Y	N	5502 S FERDINAND ST
006	123100	1125	7/5/02	\$217,600	920	0	6	1918	3	4000	N	N	5213 S MAYFLOWER ST
006	333600	0615	10/14/02	\$136,000	930	0	6	1916	3	2625	N	N	8416 DUNCAN AV S
006	262404	9101	11/25/02	\$264,000	1130	190	6	1925	3	4160	N	N	5249 S MYRTLE ST
006	232404	9038	2/6/03	\$278,000	1220	0	6	1915	3	1069 5	Y	N	5124 S GRAHAM ST
006	415430	4869	7/30/02	\$299,900	1280	0	6	1918	3	3600	Y	N	5014 S SNOQUALMIE ST
006	415430	5015	2/7/02	\$220,000	1480	0	6	1938	3	6000	N	N	4810 51 ST AV S
006	524980	4020	3/26/02	\$315,000	1750	1180	6	1908	3	7200	Y	N	4927 51 ST AV S
006	123100	0315	3/21/03	\$293,000	690	790	7	1912	3	4000	Y	N	5105 54 TH AV S
006	123100	0570	7/25/03	\$200,000	700	0	7	1909	3	4000	N	N	5122 S DAWSON ST
006	524980	4035	8/13/02	\$233,000	770	0	7	1951	3	7200	N	N	5015 S FERDINAND ST
006	372380	0315	8/7/03	\$268,200	780	0	7	1938	3	4582	Y	N	5247 57 TH AV S
006	524980	4855	3/25/03	\$299,500	850	400	7	1944	4	5200	N	N	5404 S ANGELINE ST
006	415430	5125	4/26/03	\$395,000	860	0	7	1916	4	7200	Y	N	4815 52 ND AV S
006	524980	3645	6/7/02	\$275,000	880	340	7	1938	3	6000	N	N	4216 50 TH AV S
006	333600	1946	10/8/02	\$157,000	900	0	7	1951	3	4500	N	N	8440 54 TH AV S
006	214730	0040	9/4/02	\$265,500	900	0	7	1936	3	4200	N	N	5706 S ORCAS ST
006	372380	0132	1/15/02	\$270,000	940	0	7	1945	3	7399	Y	N	5265 S BRANDON ST
006	372380	0132	8/8/03	\$317,500	940	0	7	1945	3	7399	Y	N	5265 S BRANDON ST
006	415430	5140	12/11/02	\$359,500	950	240	7	1915	4	3600	Y	N	4823 52 ND AV S
006	524980	3800	2/26/03	\$345,000	980	0	7	1927	3	4000	Y	N	5015 S SNOQUALMIE ST
006	262404	9013	4/23/03	\$285,000	990	200	7	1947	3	4850	N	N	5217 S MYRTLE ST
006	415430	5275	4/2/03	\$390,000	990	990	7	1939	5	7200	Y	N	4919 53 RD AV S
006	524980	4625	6/2/03	\$399,000	1010	600	7	1941	3	4500	Y	N	5208 S HUDSON ST
006	415430	4815	1/14/02	\$390,000	1020	300	7	1955	3	7200	Y	N	5019 S OREGON ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	110200	0940	8/23/03	\$349,000	1020	0	7	1927	4	3200	Y	N	5517 S HOLLY ST
006	123100	0360	4/28/03	\$259,750	1050	0	7	1974	3	4000	N	N	5214 S FARRAR ST
006	123100	0220	1/17/02	\$415,000	1060	500	7	2001	3	5850	Y	N	5218 S PEARL ST
006	333600	2145	4/10/02	\$257,000	1060	500	7	1952	3	6050	Y	N	5501 S CLOVERDALE ST
006	352404	9094	3/14/03	\$334,000	1070	0	7	1929	3	4000	Y	N	5312 S BUDD CT
006	524980	3630	6/26/03	\$292,000	1080	0	7	1938	3	6840	N	N	4212 50 TH AV S
006	524980	4180	3/14/02	\$387,500	1090	500	7	1921	4	7200	Y	N	4621 52 ND AV S
006	689630	0490	8/13/03	\$359,000	1090	0	7	1919	3	5500	N	N	8415 ISLAND DR S
006	214730	0045	10/22/02	\$297,000	1130	1010	7	1934	3	4200	N	N	5474 57 TH AV S
006	262404	9110	10/2/03	\$295,000	1140	0	7	1927	3	5650	N	N	7107 55 TH AV S
006	123100	0128	9/25/02	\$326,000	1150	150	7	1952	3	5310	Y	N	5219 S HUDSON ST
006	786750	0021	2/6/02	\$270,000	1160	600	7	1958	3	6723	N	N	5624 WILSON AV S
006	352404	9095	4/2/02	\$236,000	1170	0	7	1925	3	4400	N	N	7970 SEWARD PARK AV S
006	524980	3960	10/16/02	\$359,950	1240	0	7	1929	3	4400	Y	N	5015 S ALASKA ST
006	352404	9077	2/18/03	\$355,000	1240	320	7	1925	3	4400	N	N	7954 SEWARD PARK AV S
006	123100	0885	3/24/03	\$218,000	1250	0	7	1986	3	6000	N	N	5208 S MAYFLOWER ST
006	321420	0010	7/28/03	\$302,000	1250	900	7	1948	3	4992	N	N	7206 SEWARD PARK AV S
006	110200	1055	9/15/03	\$387,750	1270	0	7	1927	3	6612	Y	N	6532 SEWARD PARK AV S
006	372380	0362	3/7/02	\$361,950	1280	450	7	1962	3	5280	Y	N	5559 S BRANDON ST
006	883540	1535	6/11/02	\$288,000	1300	190	7	1952	3	7500	N	N	5115 S JUNEAU ST
006	883540	1535	3/26/03	\$305,000	1300	190	7	1952	3	7500	N	N	5115 S JUNEAU ST
006	372380	0202	4/4/02	\$355,000	1310	630	7	1949	3	9701	N	N	5084 57 TH AV S
006	883640	0060	4/2/02	\$305,000	1320	1200	7	1957	3	6875	N	N	5548 S OAKHURST PL
006	333600	2085	8/2/02	\$285,000	1400	220	7	1954	3	7150	Y	N	8434 55 TH AV S
006	352404	9150	9/9/03	\$256,950	1470	0	7	1960	3	5152	N	N	8302 SEWARD PARK AV S

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Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	069100	0085	5/16/03	\$320,000	1500	400	7	1939	4	4500	N	N	5228 S MYRTLE ST
006	689630	0420	5/27/03	\$270,000	1510	0	7	1948	3	6000	N	N	5605 S CLOVERDALE ST
006	110200	1095	1/24/03	\$325,000	1520	0	7	1926	3	4480	Y	N	5538 S HOLLY ST
006	415430	4855	7/9/02	\$428,000	1530	600	7	1960	3	7200	Y	N	4525 51 ST AV S
006	524980	3875	2/4/02	\$297,000	1560	0	7	1928	3	5500	N	N	5008 S ANGELINE ST
006	123100	0490	5/1/03	\$278,000	1620	0	7	1988	3	3000	N	N	5110 S FARRAR ST
006	372380	0064	7/1/02	\$377,000	1840	0	7	1976	4	1355 1	Y	N	5225 S ORCAS ST
006	262404	9096	10/1/03	\$525,000	1840	400	7	1926	4	6120	N	N	5233 S ORCHARD TER
006	262404	9141	10/8/02	\$365,000	1980	0	7	1937	3	7300	N	N	6927 55 TH AV S
006	524980	4685	7/28/03	\$648,500	1990	250	7	1919	5	8689	Y	N	5303 S ALASKA ST
006	123100	0700	10/31/03	\$325,000	2180	0	7	1993	3	4000	N	N	5220 S DAWSON ST
006	415430	4965	8/22/03	\$465,000	2260	0	7	1992	3	6000	Y	N	4923 52 ND AV S
006	333600	2100	10/10/02	\$309,850	1050	1530	8	1961	4	7480	Y	N	8440 55 TH AV S
006	415430	5360	8/14/03	\$389,000	1080	0	8	1926	3	3600	Y	N	5308 S HUDSON ST
006	883540	1045	7/31/03	\$335,000	1150	750	8	1953	3	9975	Y	N	5526 S HAWTHORN RD
006	689630	0100	7/30/02	\$683,400	1170	500	8	1930	4	7200	Y	Y	8454 ISLAND DR S
006	232404	9013	8/29/02	\$350,000	1220	620	8	1958	3	7370	Y	N	6212 51 ST AV S
006	524980	4135	1/3/03	\$450,000	1250	200	8	1929	3	4440	Y	N	4614 51 ST AV S
006	372380	0417	8/12/03	\$415,000	1270	540	8	1950	3	6540	N	N	5544 S ORCAS ST
006	123100	0721	7/10/03	\$325,000	1270	120	8	1948	3	5000	N	N	5206 S DAWSON ST
006	558320	0921	7/1/02	\$334,950	1340	360	8	2002	3	3490	N	N	5000 WILSON AV S
006	558320	0917	6/14/02	\$339,950	1340	360	8	2002	3	1856	N	N	5005 S HUDSON ST
006	558320	0913	12/13/02	\$344,500	1340	360	8	2002	3	1862	N	N	5005 51 ST AV S
006	558320	0915	9/26/02	\$350,000	1340	360	8	2002	3	1953	N	N	5001 51 ST AV S
006	883540	0320	6/17/02	\$339,000	1360	1060	8	1954	3	7500	Y	N	6015 SEWARD PARK AV S
006	524980	4830	12/16/02	\$300,000	1360	300	8	1954	2	7200	N	N	4720 54 TH AV S
006	883540	0505	1/4/02	\$419,200	1360	400	8	1950	3	7320	Y	N	6324 HAMPTON RD S
006	372380	0452	5/30/03	\$345,000	1370	700	8	1964	3	5253	Y	N	5412 57 TH AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	558320	0919	9/3/02	\$329,950	1400	390	8	2002	3	1520	N	N	5009 SW HUDSON ST
006	558320	0914	9/26/02	\$334,500	1400	390	8	2002	3	1613	N	N	5003 51 ST AV S
006	895290	0005	6/11/02	\$440,000	1410	840	8	1953	3	1156 5	Y	N	5914 UPLAND TER S
006	262404	9012	6/3/03	\$451,000	1410	0	8	1924	3	9750	Y	N	7112 55 TH AV S
006	110200	1112	1/23/02	\$320,000	1450	500	8	1957	3	7000	Y	N	5546 S HOLLY ST
006	729070	0005	12/6/02	\$304,500	1450	400	8	1955	3	8241	Y	N	5721 WILSON AV S
006	661700	0155	8/19/03	\$578,000	1460	750	8	1954	3	8400	Y	N	5114 54 TH AV S
006	883540	0675	5/7/02	\$452,000	1470	750	8	1952	3	7860	Y	N	6317 HAMPTON RD S
006	069100	0020	8/9/02	\$305,000	1490	400	8	1949	3	5000	N	N	7003 55 TH AV S
006	883540	0415	5/14/03	\$457,000	1500	1250	8	1951	3	9375	Y	N	6030 SEWARD PARK AV S
006	883540	0360	5/28/03	\$414,000	1560	400	8	1957	3	7500	Y	N	6055 SEWARD PARK AV S
006	883540	1087	3/9/02	\$410,000	1570	610	8	1992	3	5488	Y	N	5951 WILSON AV S
006	415430	5495	9/30/02	\$480,000	1580	1000	8	1952	3	7200	Y	N	4833 54 TH AV S
006	372380	0431	10/4/02	\$550,000	1590	250	8	1940	3	1909 0	Y	N	5460 57 TH AV S
006	415430	4655	5/27/03	\$481,350	1610	730	8	1953	3	7200	Y	N	4403 51 ST AV S
006	372380	0353	5/30/02	\$410,000	1610	190	8	1947	3	1147 5	N	N	5432 SEWARD PARK AV S
006	415430	4675	2/13/02	\$525,000	1610	0	8	1919	4	7200	Y	N	4415 51 ST AV S
006	895290	0140	6/25/03	\$412,000	1660	1240	8	1950	3	2111 4	Y	N	6016 51 ST PLS
006	123100	0525	1/29/03	\$420,000	1700	480	8	2003	3	4000	N	N	5115 S FARRAR ST
006	123100	0520	12/16/02	\$420,000	1700	480	8	2002	3	4000	N	N	5111 S FARRAR ST
006	883540	0370	8/27/03	\$450,000	1720	0	8	1950	3	7500	Y	N	6069 SEWARD PARK AV S
006	123100	0607	5/16/02	\$315,000	1760	0	8	1995	3	3519	N	N	5201 S FARRAR ST
006	372380	0341	4/9/02	\$450,000	1770	200	8	1929	3	9945	Y	N	5404 SEWARD PARK AV S
006	110200	1192	2/21/03	\$375,000	1880	400	8	1956	3	8085	N	N	6410 57 TH AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	883640	0040	3/19/02	\$435,000	1900	1010	8	1960	3	6840	N	N	5520 S OAKHURST PL
006	941240	0208	7/23/03	\$425,000	2010	0	8	1960	4	1202 5	N	N	5320 S KENYON ST
006	352404	9038	9/3/03	\$480,000	2080	0	8	1900	3	1668 0	N	N	7906 SEWARD PARK AV S
006	372380	0151	6/10/02	\$337,000	2100	0	8	1960	3	6050	N	N	5410 S LUCILE ST
006	372380	0363	5/29/03	\$470,500	2360	0	8	1960	3	9750	Y	N	5424 SEWARD PARK AV S
006	883540	1090	3/13/02	\$320,000	2380	0	8	1967	3	8640	Y	N	5955 WILSON AV S
006	895290	0185	3/19/03	\$424,250	2540	0	8	1988	3	7750	Y	N	5119 S RAYMOND ST
006	689630	0345	1/24/03	\$380,500	2880	930	8	1968	3	6000	N	N	8649 ISLAND DR S
006	110200	1060	8/20/02	\$560,000	3170	800	8	1988	3	8556	Y	N	5512 S HOLLY ST
006	883540	1060	8/22/02	\$577,000	3280	400	8	2001	3	7000	Y	N	5915 WILSON AV S
006	262404	9198	8/7/03	\$439,000	1670	700	9	1961	3	1536 0	Y	N	6902 SEWARD PARK AV S
006	262404	9204	4/17/02	\$519,000	2080	0	9	2000	3	9546	N	N	7137 55 TH AV S
006	415430	5575	5/13/03	\$598,000	2230	0	9	1996	3	7200	Y	N	4910 54 TH AV S
006	415430	5145	8/4/03	\$580,000	2280	0	9	2000	3	3600	Y	N	4825 52 ND AV S
006	352404	9176	8/29/03	\$424,850	2300	760	9	1991	3	5786	Y	N	8320 54 TH AV S
006	123100	0140	9/30/02	\$712,950	2370	880	9	2002	3	4720	Y	N	5223 S HUDSON ST
006	110200	0645	2/26/03	\$655,000	2400	1200	9	1984	3	1190 0	Y	N	6937 56 TH AV S
006	661700	0120	6/17/03	\$858,000	2510	760	9	2000	3	8500	Y	N	5151 55 TH AV S
006	110200	0751	9/5/03	\$608,673	2650	300	9	1910	2	9000	Y	N	6916 56 TH AV S
006	524980	4780	10/15/02	\$780,000	2900	990	9	2002	3	5760	N	N	4715 54 TH AV S
006	524980	4575	2/22/02	\$731,500	1120	840	10	2002	3	1080 0	Y	N	4828 52 ND AV S
006	895290	0250	6/20/03	\$615,800	1540	600	10	1962	4	1580 0	Y	N	5166 S GRAHAM ST
006	415430	5600	9/10/03	\$847,500	1990	860	10	2002	3	1080 0	Y	N	4926 54 TH AV S
006	110200	1223	9/26/02	\$755,000	2250	1150	10	2002	3	1152	Y	N	5749 S EDDY ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
										7			
006	941240	0179	6/25/03	\$950,000	2510	700	10	1979	3	1328 4	Y	Y	7718 B SEWARD PARK AV S
006	895290	0070	8/20/03	\$654,750	2670	880	10	1959	3	2703 0	Y	N	6005 UPLAND TER S
011	170490	0470	5/30/02	\$140,000	610	0	5	1921	3	8024	N	N	4454 S BRANDON ST
011	558320	0675	11/16/02	\$124,600	620	0	5	1914	3	4551	N	N	5130 48 TH AV S
011	333200	0175	7/14/03	\$130,000	740	0	5	1905	4	3399	N	N	4624 S ORCAS ST
011	333200	0195	8/16/02	\$122,000	760	0	5	1903	3	3090	N	N	4612 S ORCAS ST
011	333200	0270	10/3/03	\$207,000	860	860	5	1913	3	5150	N	N	4703 S ORCAS ST
011	411210	0190	5/7/03	\$175,000	600	0	6	1910	3	3760	N	N	5147 S LUCILE ST
011	795030	3500	10/7/03	\$160,000	670	320	6	1936	3	4590	N	N	4431 39 TH AV S
011	333050	0635	6/12/02	\$152,800	740	0	6	1904	3	3090	N	N	4559 S LUCILE ST
011	170290	1165	9/17/02	\$155,000	760	0	6	1952	2	3630	N	N	3923 S EDMUNDS ST
011	795030	3316	7/21/03	\$246,000	770	400	6	1906	3	3000	N	N	4009 S GENESEE ST
011	333050	0700	9/26/03	\$157,530	780	0	6	1916	3	3090	N	N	4523 S LUCILE ST
011	524980	1585	5/1/03	\$312,500	790	0	6	1909	4	6320	N	N	4511 S ALASKA ST
011	333050	1540	6/5/02	\$158,000	800	0	6	1914	3	2839	N	N	4541 S ORCAS ST
011	558320	0490	11/19/02	\$205,000	800	0	6	1909	3	4770	N	N	5045 49 TH AV S
011	333150	1065	8/19/03	\$260,000	810	760	6	1908	4	6180	N	N	4607 S FINDLAY ST
011	811360	0045	9/26/02	\$225,000	840	0	6	1912	3	6015	N	N	4826 S RAYMOND ST
011	123100	1100	4/28/03	\$215,000	850	0	6	1955	3	4000	N	N	5106 S BRANDON ST
011	333050	0791	9/12/03	\$230,000	850	0	6	1924	3	4120	N	N	4526 S FINDLAY ST
011	314560	0075	2/19/03	\$206,000	850	0	6	1910	3	3000	N	N	5314 46 TH AV S
011	524980	2255	5/22/02	\$200,500	850	0	6	1908	3	4320	N	N	4430 46 TH AV S
011	529720	0089	3/24/03	\$297,000	860	860	6	2002	3	5785	N	N	4702 S DAWSON ST
011	170490	0335	10/23/03	\$251,000	860	0	6	1906	4	8400	N	N	4317 S DAWSON ST
011	524980	2548	2/8/02	\$265,000	870	0	6	1948	4	6360	N	N	4808 47 TH AV S
011	333150	0901	5/7/03	\$225,000	870	0	6	1948	3	4223	N	N	4841 S FINDLAY ST
011	415430	2215	11/26/02	\$266,500	880	300	6	1928	3	5028	N	N	4603 S ANGELINE ST
011	333200	0025	8/23/02	\$234,000	880	0	6	1900	5	5150	N	N	4850 S ORCAS ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	333050	0095	10/8/03	\$185,000	910	120	6	1926	3	3090	N	N	4437 S BRANDON ST
011	811310	1120	4/20/02	\$171,000	920	0	6	1953	3	5528	N	N	5919 47 TH AV S
011	333150	0935	8/18/03	\$219,000	920	0	6	1952	3	3090	N	N	4823 S FINDLAY ST
011	411210	0192	10/3/03	\$225,000	928	0	6	2001	3	3819	N	N	5151 S LUCILE ST
011	262404	9189	10/16/03	\$248,000	930	0	6	1915	3	11730	N	N	5107 S FRONTENAC ST
011	111200	0070	3/3/03	\$230,000	990	990	6	1991	3	5000	N	N	5117 S WILLOW ST
011	558320	0260	11/6/02	\$216,000	990	0	6	1919	3	4000	N	N	4812 S BRANDON ST
011	110900	0240	4/23/03	\$233,000	1020	300	6	1907	3	4400	N	N	7209 ORCHARD PL S
011	170390	0010	8/20/02	\$259,000	1030	0	6	1907	4	4872	N	N	5207 48 TH AV S
011	110900	0175	6/20/03	\$199,000	1060	790	6	1908	3	3757	N	N	5118 S OHELLO ST
011	333150	0920	7/11/03	\$205,000	1090	0	6	1949	3	4635	N	N	4831 S FINDLAY ST
011	524980	0210	12/19/02	\$233,250	1090	800	6	1909	3	7200	N	N	4412 42 ND AV S
011	333150	0950	6/16/03	\$237,000	1110	0	6	1948	3	4635	N	N	4813 S FINDLAY ST
011	795030	3475	10/24/02	\$225,000	1110	400	6	1905	4	3264	N	N	4413 39 TH AV S
011	170290	1090	9/9/02	\$315,000	1140	0	6	1905	4	4950	N	N	3961 S EDMUNDS ST
011	333150	0140	1/10/02	\$200,000	1320	0	6	1904	3	3090	N	N	4818 S LUCILE ST
011	333200	0615	8/9/02	\$187,950	1330	0	6	1903	3	7500	N	N	4625 S MEAD ST
011	110200	0120	7/29/03	\$225,000	1360	0	6	1907	3	9600	N	N	6332 51 ST AV S
011	110900	0215	8/26/02	\$250,200	1470	550	6	1919	4	4112	N	N	5125 S ORCHARD ST
011	110500	0280	3/26/03	\$288,500	1680	700	6	1904	3	9455	N	N	4846 A S MORGAN ST
011	170540	0520	2/26/02	\$195,000	720	0	7	1924	3	4069	N	N	5015 45 TH AV S
011	110900	0411	9/9/02	\$192,000	740	0	7	1955	3	5220	N	N	5142 S ORCHARD ST
011	333200	0555	6/10/02	\$176,700	750	400	7	1956	3	5165	N	N	4729 S MEAD ST
011	410960	0025	8/19/03	\$209,950	750	0	7	1949	3	5150	N	N	5112 S MEAD ST
011	983020	0420	11/26/02	\$260,000	780	0	7	1945	3	6150	N	N	5133 S BRIGHTON ST
011	524980	2435	10/28/03	\$283,000	790	0	7	1953	3	5000	N	N	4632 46 TH AV S
011	110500	0588	1/3/03	\$191,000	800	600	7	1953	3	3538	N	N	6903 51 ST AV S
011	373180	0030	5/7/03	\$162,500	810	0	7	1952	3	5135	N	N	5123 S BRANDON ST
011	170390	0285	3/29/02	\$232,000	820	480	7	1955	3	5154	N	N	4734 S BRANDON ST
011	170540	0035	1/17/03	\$250,000	820	300	7	1914	3	3427	N	N	5016 42 ND AV S

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	170540	0035	12/11/02	\$285,000	820	300	7	1914	3	3427	N	N	5016 42 ND AV S
011	558320	0060	9/6/02	\$210,000	840	0	7	1956	4	4500	N	N	5215 51 ST AV S
011	176660	0075	3/25/02	\$202,500	840	0	7	1948	3	5400	N	N	4841 S KENNY ST
011	524980	1710	9/10/02	\$232,000	870	0	7	1953	3	4800	N	N	4500 S ALASKA ST
011	795030	3920	5/21/03	\$199,000	870	0	7	1945	3	3060	N	N	4505 39 TH AV S
011	170490	0495	8/4/03	\$244,000	880	570	7	1948	3	6144	N	N	5245 45 TH AV S
011	170540	0730	12/20/02	\$245,000	880	0	7	1912	3	4281	N	N	5011 46 TH AV S
011	524980	2291	12/9/02	\$230,000	890	600	7	1951	3	7200	N	N	4619 S GENESEE ST
011	333200	0725	6/2/03	\$218,000	920	920	7	1955	3	6054	N	N	4712 S JUNEAU ST
011	811310	1385	5/15/03	\$184,000	940	480	7	1997	3	5000	N	N	6127 47 TH AV S
011	170490	0180	3/17/03	\$240,000	940	0	7	1927	3	5225	N	N	5059 44 TH AV S
011	170290	1530	3/22/02	\$270,000	950	400	7	1914	3	5500	N	N	3948 S HUDSON ST
011	170490	0400	9/22/03	\$230,000	950	0	7	1914	3	5324	N	N	5204 42ND AV S
011	110500	0284	4/2/02	\$275,000	960	610	7	1999	3	5016	N	N	4846 B S MORGAN ST
011	415430	4270	2/19/02	\$259,500	960	0	7	1947	3	7200	N	N	4908 S SNOQUALMIE ST
011	333150	0266	4/28/03	\$225,000	980	300	7	1947	3	5834	N	N	4703 S BRANDON ST
011	524980	2525	9/3/02	\$284,000	1000	400	7	1948	3	7200	N	N	4915 48 TH AV S
011	524980	2991	6/17/03	\$379,950	1000	800	7	1944	3	4800	Y	N	4802 S ALASKA ST
011	110900	0105	9/25/03	\$277,500	1010	510	7	1940	4	4200	N	N	7207 SEWARD PARK AV S
011	170490	0185	4/15/03	\$226,000	1010	400	7	1908	4	4838	N	N	5039 44 TH AV S
011	333400	0060	5/1/03	\$321,000	1030	520	7	1956	3	6561	N	N	4715 S HUDSON ST
011	795030	3290	8/19/03	\$194,000	1030	1030	7	1951	3	3500	N	N	4420 CASCADIA AV S
011	415430	3606	12/4/02	\$280,000	1030	0	7	1944	3	9000	N	N	4535 49TH AV S
011	333050	1650	4/16/02	\$208,000	1040	570	7	1957	3	4120	N	N	4522 S MEAD ST
011	415430	3875	8/26/03	\$349,000	1040	700	7	1949	3	7200	Y	N	4915 49TH AV S
011	795030	3390	5/1/02	\$240,000	1040	0	7	1926	3	3030	N	N	4438 39TH AV S
011	415430	4040	9/3/03	\$357,950	1050	600	7	1984	3	3600	Y	N	4914 S FERDINAND ST
011	110200	0117	10/24/02	\$276,200	1060	160	7	1957	3	7680	N	N	6515 52ND AV S
011	333150	0400	11/25/02	\$215,000	1070	440	7	1953	3	4120	N	N	4714 S LUCILE ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	410960	0215	10/19/02	\$240,000	1070	0	7	1909	3	5000	N	N	5147 S MEAD ST
011	558320	0950	8/11/03	\$235,000	1080	280	7	2002	3	2054	N	N	5029 WILSON AV S
011	983020	0020	3/21/02	\$200,000	1080	0	7	1945	3	6200	N	N	5117 S HOLLY ST
011	524980	2245	8/1/02	\$299,000	1090	1090	7	1963	3	7200	N	N	4420 46TH AV S
011	795030	3072	3/27/02	\$254,950	1090	810	7	1962	3	4141	N	N	4407 42ND AV S
011	262404	9011	3/27/03	\$259,000	1090	190	7	1961	3	8280	N	N	5101 S FRONTENAC ST
011	170390	0195	10/15/02	\$319,990	1090	1090	7	1956	3	6706	N	N	5319 48TH AV S
011	415430	3495	5/20/02	\$280,000	1090	0	7	1929	3	4800	N	N	4805 S OREGON ST
011	170540	0231	5/12/03	\$295,000	1090	0	7	1906	3	5949	N	N	5015 44TH AV S
011	110200	0191	9/11/03	\$384,000	1100	250	7	1903	3	5504	N	N	6315 52ND AV S
011	333050	0650	4/11/02	\$190,000	1110	0	7	1979	3	3605	N	N	4553 S LUCILE ST
011	110900	0455	8/21/02	\$210,000	1120	0	7	1962	3	3405	N	N	5114 S ORCHARD ST
011	661750	0015	7/10/02	\$297,000	1150	500	7	1957	3	6914	Y	N	4830 S MEAD ST
011	529720	0098	10/10/03	\$305,000	1160	750	7	1989	3	4103	N	N	5117 47TH AV S
011	795030	3170	3/11/02	\$247,000	1160	0	7	1946	3	6300	N	N	4408 41ST AV S
011	110500	0057	6/30/03	\$275,000	1170	780	7	1997	3	5083	N	N	4835 S GRAHAM ST
011	885778	0300	8/18/03	\$264,000	1180	360	7	1985	3	5864	Y	N	6105 48TH AV S
011	170290	1360	6/19/03	\$385,000	1210	0	7	1925	3	6600	N	N	3947 S FERDINAND ST
011	564960	0070	12/12/02	\$208,600	1210	0	7	1903	3	6789	N	N	3929 S HUDSON ST
011	885778	0160	9/26/02	\$260,000	1220	800	7	1986	3	7964	N	N	5940 47TH AV S
011	415430	3865	11/19/02	\$335,000	1230	800	7	1951	3	7200	Y	N	4909 49TH AV S
011	983020	0010	1/16/03	\$217,500	1230	0	7	1945	5	6200	N	N	5107 S HOLLY ST
011	333050	1656	5/23/02	\$216,250	1230	100	7	1904	3	5665	N	N	4526 S MEAD ST
011	170540	0675	4/23/03	\$310,000	1240	320	7	2003	3	3427	N	N	5024 45TH AV S
011	524980	2510	7/25/03	\$284,480	1240	400	7	1948	3	7200	N	N	4933 48TH AV S
011	415430	3795	11/6/02	\$335,000	1250	420	7	1964	3	5400	Y	N	4900 48TH AV S
011	795030	4485	8/20/03	\$365,000	1260	840	7	2003	3	3600	N	N	4606 41ST AV S
011	524980	3185	2/14/02	\$347,000	1270	1270	7	1947	4	7200	N	N	4909 50TH AV S
011	795030	4220	6/6/02	\$200,000	1280	0	7	1984	3	4060	N	N	4508 41ST AV S
011	795030	4220	7/1/02	\$210,000	1280	0	7	1984	3	4060	N	N	4508 41ST AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	333050	0196	7/10/03	\$200,000	1280	0	7	1971	3	6695	N	N	4558 S LUCILE ST
011	811360	0006	5/19/03	\$289,850	1280	900	7	1961	3	5571	N	N	4810 S RAYMOND ST
011	110200	0618	11/12/02	\$355,800	1280	0	7	1925	3	5610	Y	N	6547 SEWARD PARK AV S
011	661750	0050	2/4/02	\$255,500	1300	300	7	1961	3	5936	N	N	4833 S MEAD ST
011	176660	0030	10/11/02	\$228,000	1310	0	7	1950	3	5534	N	N	5903 51ST AV S
011	314560	0275	9/23/03	\$250,000	1320	990	7	1995	3	4118	N	N	5312 47TH AV S
011	170490	0045	7/24/03	\$310,000	1320	0	7	1926	3	4069	N	N	5038 45TH AV S
011	110200	0532	10/14/03	\$330,000	1320	0	7	1914	3	7296	N	N	6534 54TH AV S
011	170540	0145	12/19/02	\$399,000	1330	780	7	1928	5	8428	N	N	5004 43RD AV S
011	110200	0156	7/11/02	\$338,000	1330	0	7	1926	4	9600	N	N	5134 S MORGAN ST
011	333150	0550	10/22/02	\$265,000	1340	0	7	1904	3	6180	N	N	4608 S FINDLAY ST
011	170490	0150	3/11/03	\$335,000	1350	140	7	1925	4	5087	N	N	5037 BOWEN PL S
011	170290	1120	4/23/02	\$305,000	1350	0	7	1905	3	4450	N	N	3945 S EDMUND'S ST
011	524980	0350	10/29/02	\$345,500	1360	300	7	1918	4	7200	Y	N	4701 43RD AV S
011	170540	0700	4/16/03	\$325,000	1360	0	7	1910	3	4281	N	N	5023 46TH AV S
011	415430	4440	10/3/03	\$235,000	1370	0	7	1941	3	5040	N	N	4423 50TH AV S
011	524980	1490	1/14/02	\$325,000	1380	1000	7	1910	4	7200	Y	N	4508 S FERDINAND ST
011	558320	0546	6/20/03	\$268,000	1400	0	7	1972	3	5300	Y	N	5009 49TH AV S
011	415430	1360	4/17/03	\$227,500	1420	0	7	1957	3	5900	N	N	4415 S ANGELINE ST
011	333200	0280	7/22/03	\$310,000	1430	460	7	1907	3	5665	N	N	4623 S ORCAS ST
011	170490	0529	5/16/02	\$190,000	1450	0	7	1974	3	4708	N	N	5248 45TH AV S
011	524980	1230	6/2/03	\$275,000	1460	490	7	1988	3	5400	N	N	4732 44TH AV S
011	333050	0625	10/23/03	\$210,000	1480	0	7	1975	3	5546	N	N	4567 S LUCILE ST
011	333200	0061	3/27/03	\$255,000	1490	500	7	1929	4	4120	N	N	4830 S ORCAS ST
011	170490	0075	9/21/02	\$312,000	1490	0	7	1905	3	7625	N	N	4436 S DAWSON ST
011	558320	0945	4/11/03	\$268,000	1520	480	7	2002	3	2110	N	N	5027 WILSON AV S
011	983020	0115	4/10/03	\$280,000	1520	140	7	1945	4	6150	N	N	5126 S BRIGHTON ST
011	811360	0520	2/20/03	\$193,300	1540	0	7	1996	3	3300	N	N	4812 S BATEMAN ST
011	983020	0405	7/30/02	\$287,000	1560	290	7	1945	4	6150	N	N	5117 S BRIGHTON ST
011	558320	0943	3/27/03	\$254,000	1600	410	7	2002	3	2677	N	N	5021 WILSON AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	524980	3240	6/19/03	\$298,900	1600	0	7	1990	4	7200	N	N	4725 50TH AV S
011	795030	4120	4/3/02	\$220,550	1640	0	7	1971	3	4545	N	N	4510 39TH AV S
011	170540	0055	5/23/03	\$320,000	1640	0	7	1907	3	6305	Y	N	5024 42ND AV S
011	415430	2400	9/9/03	\$299,950	1670	280	7	1938	3	5400	N	N	4916 46TH AV S
011	526630	0050	5/15/03	\$428,000	1680	1300	7	1992	4	4160	N	N	4323 S FERDINAND ST
011	795030	3956	5/24/02	\$240,000	1680	0	7	1905	3	5355	N	N	4525 39TH AV S
011	333150	0975	4/11/03	\$359,000	1700	360	7	1951	4	6180	N	N	4727 S FINDLAY ST
011	983020	0260	2/8/02	\$305,000	1710	0	7	1926	3	4920	Y	N	5222 S BRIGHTON ST
011	110500	0229	1/27/03	\$261,000	1720	440	7	2002	3	5260	N	N	4811 F S GRAHAM ST
011	110500	0228	11/5/02	\$265,000	1720	440	7	2002	3	5009	N	N	4811 E S GRAHAM ST
011	110500	0082	10/24/02	\$271,000	1720	440	7	2002	3	5587	N	N	4811 C S GRAHAM ST
011	110500	0080	11/6/02	\$270,000	1720	440	7	2002	3	5003	N	N	4811 A S GRAHAM ST
011	110500	0230	10/6/02	\$279,500	1720	440	7	2002	3	6145	N	N	4811 D S GRAHAM ST
011	110500	0231	1/28/03	\$273,000	1720	440	7	2002	3	5004	N	N	4811 G S GRAHAM ST
011	110500	0081	11/7/02	\$283,000	1720	440	7	2002	3	5002	N	N	4811 B S GRAHAM ST
011	170290	1290	10/23/03	\$263,000	1720	0	7	1966	3	3300	N	N	3938 S FERDINAND ST
011	564960	0009	4/28/03	\$259,950	1720	0	7	1951	3	7072	N	N	3937 S HUDSON ST
011	170290	1305	8/13/03	\$319,000	1780	150	7	1915	3	4950	N	N	3948 S FERDINAND ST
011	795030	4189	7/9/02	\$249,950	1790	0	7	2002	3	3000	N	N	4510 CASCADE AV S
011	110900	0309	9/10/02	\$236,500	1830	0	7	1979	3	3405	N	N	5109 S MYRTLE ST
011	415430	2735	3/21/03	\$362,000	1840	0	7	1925	4	4361	N	N	4603 48TH AV S
011	885778	0210	10/22/03	\$233,000	1890	0	7	1985	3	5902	N	N	6020 47TH AV S
011	176660	0010	4/11/03	\$245,000	2010	0	7	1951	3	5566	N	N	4835 S JUNEAU ST
011	795030	3530	5/13/02	\$240,000	2060	0	7	1968	3	3060	N	N	4432 38TH AV S
011	795030	3975	11/13/02	\$365,000	2140	300	7	1916	4	9180	N	N	4526 38TH AV S
011	373180	0095	10/24/02	\$419,000	2320	0	7	2003	3	5030	N	N	5100 S LUCILE ST
011	983020	0170	7/21/03	\$449,000	2380	0	7	1941	4	7440	Y	N	5215 S HOLLY ST
011	333400	0031	7/29/02	\$256,000	1120	0	8	1954	3	4855	N	N	4730 S PEARL ST
011	415430	2955	11/19/02	\$350,000	1170	0	8	1996	3	7200	Y	N	4424 48TH AV S
011	415430	2905	6/24/02	\$308,000	1210	870	8	1959	3	7200	N	N	4533 48TH AV S
011	811310	1177	10/10/02	\$287,000	1250	800	8	2002	3	5528	N	N	5909 47TH AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	558320	0600	9/3/02	\$325,000	1300	800	8	1955	3	5912	N	N	5020 48TH AV S
011	415430	4165	10/8/02	\$367,700	1330	800	8	1958	3	3600	N	N	4918 S ALASKA ST
011	110200	0237	3/10/03	\$460,000	1420	1000	8	1999	3	1120 1	Y	N	5241 S GRAHAM ST
011	415430	2647	8/19/03	\$345,000	1500	750	8	1988	3	3600	Y	N	4610 47TH AV S
011	811310	1580	7/30/03	\$299,900	1560	770	8	2000	3	7296	Y	N	6228 48TH AV S
011	811310	1582	7/11/02	\$299,000	1560	770	8	2000	3	5249	Y	N	6222 48TH AV S
011	524980	0436	3/20/02	\$389,900	1588	0	8	2001	3	3600	N	N	4932 42ND AV S
011	415430	2225	8/20/03	\$418,000	1630	0	8	2003	3	4321	N	N	4810 46TH AV S
011	983020	0335	3/1/02	\$460,000	1810	800	8	1990	3	6500	Y	N	6811 SEWARD PARK AV S
011	170490	0200	3/10/03	\$530,000	1950	0	8	1900	4	1964 3	N	N	5035 43RD AV S
011	558320	0001	8/15/02	\$419,950	2350	0	8	2002	3	3200	N	N	5319 51ST AV S
011	524980	1275	4/4/03	\$444,500	2480	490	8	2002	3	5040	N	N	4715 45TH AV S
011	110900	0100	1/7/02	\$320,500	2500	0	8	1994	4	4200	N	N	7201 SEWARD PARK AV S
011	110200	0215	5/5/02	\$435,000	2740	0	8	1988	3	1024 0	Y	N	6320 52ND AV S
011	333350	0151	7/29/02	\$497,588	2980	0	8	1997	3	4635	N	N	5137 S ORCAS ST
011	170290	0012	4/21/03	\$485,000	1820	350	9	2003	3	6496	Y	N	3905 S ALASKA ST
011	524980	2263	1/8/02	\$489,000	1876	746	9	2001	3	5693	Y	N	4433 47TH AV S
011	524980	2263	10/1/03	\$549,000	1876	746	9	2001	3	5693	Y	N	4433 47TH AV S
011	524980	2265	10/28/03	\$570,000	1900	740	9	2003	3	5693	Y	N	4431 47TH AV S
011	415430	3895	3/10/03	\$494,000	2100	0	9	1971	3	7200	Y	N	4927 49TH AV S
011	415430	3000	7/9/03	\$428,000	2140	0	9	1996	3	4800	Y	N	4423 48TH AV S
011	524980	2470	3/11/03	\$504,000	2430	0	9	2002	3	7200	N	N	4709 S FERDINAND ST
011	558320	0590	2/27/02	\$460,000	1820	620	10	1993	3	5890	N	N	5014 48TH AV S
011	110200	0239	2/13/02	\$668,500	2350	1210	10	2000	3	8479	Y	N	5249 S GRAHAM ST

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	102404	9004	3/15/02	\$857,000	UNFIN AREA
002	102404	9008	3/27/03	\$1,200,000	DIAGNOSTIC OUTLIER
002	125020	3747	3/28/02	\$246,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	125020	3935	5/6/02	\$327,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	415430	1815	11/27/02	\$145,125	QUIT CLAIM DEED DOR RATIO
002	524980	0160	5/30/03	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	1964	3/21/02	\$1,450,000	IMP COUNT
002	524980	2068	2/10/03	\$302,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	2700	5/21/03	\$134,222	DOR RATIO
002	525030	0075	6/3/02	\$510,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0590	4/17/02	\$350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0610	5/6/02	\$481,410	NON-REPRESENTATIVE SALE
002	570000	0630	1/24/03	\$565,000	RELOCATION - SALE TO SERVICE
002	570000	0785	8/5/02	\$320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	1625	3/29/02	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3350	8/8/03	\$680,000	UNFIN AREA
002	570000	3630	4/8/02	\$2,000,000	RELOCATION - SALE TO SERVICE
002	570000	3800	7/9/02	\$1,212,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	673870	0135	6/12/02	\$375,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	673870	0210	2/25/02	\$291,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	795030	0280	8/6/03	\$279,400	DIAGNOSTIC OUTLIER
002	795030	2875	7/16/02	\$102,472	NON-REPRESENTATIVE SALE DOR RATIO
002	795030	2935	9/17/02	\$150,000	NON-REPRESENTATIVE SALE DOR RATIO
006	110200	1235	3/20/02	\$1,100,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	123100	0035	8/1/03	\$22,185	DOR RATIO
006	123100	0195	1/26/02	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE DOR RATIO
006	123100	0510	8/22/02	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	0705	11/14/02	\$242,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	0924	10/7/03	\$155,000	POOR CONDITION
006	123100	1115	7/21/03	\$96,596	DOR RATIO
006	262404	9033	4/28/03	\$4,250,000	DIAGNOSTIC OUTLIER
006	262404	9180	6/19/02	\$330,000	DIAGNOSTIC OUTLIER
006	262404	9195	2/5/03	\$340,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	333600	1795	5/15/03	\$179,000	GOVERNMENT AGENCY
006	333600	2085	3/22/02	\$208,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	352404	9083	8/22/02	\$189,000	NO MARKET EXPOSURE DOR RATIO
006	352404	9186	4/29/02	\$179,950	DOR RATIO
006	372380	0140	1/10/02	\$249,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	372380	0243	1/29/02	\$298,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE
006	372380	0252	1/31/03	\$206,000	QUIT CLAIM DEED
006	415430	4910	2/13/02	\$33,335	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DOR RATIO
006	415430	5000	5/17/02	\$20,397	PARTIAL INTEREST (103, 102, ETC.) DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	415430	5020	10/22/03	\$525,000	%COMPL ACTIVE PERMIT BEFORE SALE>25K
006	415430	5030	3/12/03	\$205,000	BUILDER OR DEVELOPER SALES
006	415430	5030	3/12/03	\$140,000	BUILDER OR DEVELOPER SALES
006	415430	5145	8/4/03	\$580,000	RELOCATION - SALE TO SERVICE
006	415430	5495	9/11/03	\$149,000	DOR RATIO
006	415430	5520	5/28/03	\$602,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	3560	10/1/03	\$846,000	DIAGNOSTIC OUTLIER
006	524980	4525	7/30/02	\$650,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	524980	4655	9/23/03	\$293,000	DIAGNOSTIC OUTLIER
006	524980	4710	10/21/03	\$72,956	DOR RATIO
006	524980	4800	5/15/03	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	524980	4960	6/26/03	\$82,576	DOR RATIO
006	661600	0045	4/26/02	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	661700	0020	2/8/02	\$85,153	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
006	661700	0020	3/4/03	\$475,000	STATEMENT TO DOR
006	689630	0070	5/9/03	\$357,000	RELOCATION - SALE BY SERVICE
006	689630	0070	5/9/03	\$357,000	RELOCATION - SALE TO SERVICE
006	689630	0141	12/5/02	\$290,000	NO MARKET EXPOSURE
006	689630	0230	10/7/03	\$84,653	DOR RATIO
006	883540	0080	7/31/02	\$545,351	PARTIAL INTEREST (103, 102, ETC.)
006	883540	0265	1/21/03	\$274,000	DOR RATIO
006	883540	0355	4/10/02	\$225,000	PARTIAL INTEREST (103, 102, ETC.); NON-REPRESENTATIVE SALE DOR RATIO
006	883540	1050	2/5/03	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883640	0040	2/7/03	\$150,685	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
006	941240	0207	8/20/03	\$526,000	DIAGNOSTIC OUTLIER
006	941240	0215	10/20/03	\$752,500	DIAGNOSTIC OUTLIER
011	110200	0105	5/6/02	\$650,000	NO MARKET EXPOSURE; RELATED PARTY, FRIEND, OR NEIGHBOR
011	110200	0289	10/3/02	\$232,530	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110200	0290	1/2/02	\$385,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	110200	0369	4/25/03	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	110500	0305	4/22/02	\$246,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110500	0331	10/9/03	\$240,000	DIAGNOSTIC OUTLIER
011	110500	0589	10/4/02	\$5,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
011	110900	0175	7/26/02	\$170,555	BUILDER OR DEVELOPER SALES
011	110900	0260	1/9/03	\$85,573	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS DOR RATIO
011	110900	0325	3/26/03	\$279,950	RELATED PARTY, FRIEND, OR NEIGHBOR
011	123100	1030	12/3/02	\$78,542	QUIT CLAIM DEED DOR RATIO
011	123100	1030	9/26/02	\$11,000	QUIT CLAIM DEED DOR RATIO
011	170290	0310	8/19/02	\$154,388	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
011	170290	0540	12/11/02	\$340,000	NO MARKET EXPOSURE
011	170290	1285	7/2/03	\$207,500	DIAGNOSTIC OUTLIER
011	170290	1340	7/29/02	\$80,678	QUIT CLAIM DEED DOR RATIO

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	170390	0135	10/8/02	\$25,000	PARTIAL INTEREST (103, 102, ETC.) DOR RATIO
011	170490	0195	11/26/02	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	170490	0365	6/20/02	\$71,584	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.); AND OTHER WARNINGS DOR RATIO
011	170490	0464	2/15/02	\$185,800	DIAGNOSTIC OUTLIER
011	170490	0510	8/20/03	\$319,950	IMP COUNT
011	170490	0510	8/13/03	\$308,500	IMP COUNT DOR RATIO
011	170490	0510	4/15/02	\$200,000	IMP COUNT BUILDER OR DEVELOPER SALES DOR RATIO
011	170540	0470	5/15/02	\$172,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170540	0680	8/26/02	\$239,950	BUILDER OR DEVELOPER SALES
011	170540	0680	5/7/02	\$250,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES
011	262404	9170	1/20/03	\$292,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	314560	0005	5/5/03	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	314560	0240	4/8/02	\$199,900	QUESTIONABLE PER APPRAISAL; BANKRUPTCY - RECEIVER OR TRUSTEE; AND OTHER WARNINGS
011	314560	0250	10/13/02	\$79,024	QUESTIONABLE PER APPRAISAL DOR RATIO
011	333050	0095	9/30/02	\$44,034	QUIT CLAIM DEED DOR RATIO
011	333050	0180	6/25/02	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	0830	4/22/02	\$169,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	0866	6/5/02	\$171,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333050	1786	8/14/02	\$142,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333150	0415	8/19/03	\$191,500	DIAGNOSTIC OUTLIER
011	333150	0615	4/24/03	\$226,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333150	1005	8/20/03	\$154,000	DIAGNOSTIC OUTLIER
011	333150	1065	4/13/02	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333200	0280	12/12/02	\$196,900	FORCED SALE
011	333200	0345	7/22/02	\$60,000	PARTIAL INTEREST (103, 102, ETC.) DOR RATIO
011	333200	0475	1/14/02	\$67,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
011	333200	0585	2/4/02	\$104,000	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR
011	373180	0085	9/25/03	\$295,000	DIAGNOSTIC OUTLIER
011	410960	0205	8/1/03	\$270,000	DIAGNOSTIC OUTLIER
011	415430	0405	10/14/03	\$509,000	DIAGNOSTIC OUTLIER
011	415430	2630	4/19/02	\$175,000	DIAGNOSTIC OUTLIER
011	415430	2655	11/10/02	\$217,000	QUIT CLAIM DEED
011	415430	2961	8/26/03	\$224,000	DIAGNOSTIC OUTLIER
011	415430	3680	3/20/03	\$312,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	3685	10/17/02	\$140,000	DOR RATIO
011	415430	4345	9/23/03	\$360,000	DIAGNOSTIC OUTLIER
011	524980	0290	9/2/03	\$565,000	DIAGNOSTIC OUTLIER
011	524980	0290	9/12/02	\$140,000	DOR RATIO
011	524980	0474	10/1/03	\$30,557	DOR RATIO ACTIVE PERMIT BEFORE SALE>25K
011	524980	1280	6/5/02	\$228,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	524980	1400	12/3/02	\$176,000	IMP. CHARACTERISTICS CHANGED SINCE SALE OBSOL
011	524980	2265	8/19/02	\$129,000	DOR RATIO
011	524980	2430	5/19/03	\$249,500	DIAGNOSTIC OUTLIER
011	524980	2495	8/30/02	\$350,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	524980	3005	8/29/03	\$108,745	DOR RATIO
011	529720	0089	4/19/02	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	529720	0140	3/11/03	\$225,000	DIAGNOSTIC OUTLIER
011	529720	0140	9/12/03	\$229,950	DIAGNOSTIC OUTLIER
011	529720	0140	5/27/03	\$47,500	SEGREGATION AND/OR MERGER DOR RATIO
011	558320	0155	4/14/03	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	558320	0467	9/19/02	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	786600	0115	3/14/02	\$92,647	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
011	795030	3080	3/25/02	\$216,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	795030	3090	10/7/02	\$5,934	QUIT CLAIM DEED DOR RATIO
011	795030	3160	7/22/02	\$22,852	QUIT CLAIM DEED DOR RATIO
011	795030	3195	5/16/03	\$212,500	DIAGNOSTIC OUTLIER
011	795030	3250	7/3/03	\$105,000	DOR RATIO
011	795030	3405	9/29/03	\$125,000	IMP COUNT
011	795030	3560	10/9/02	\$215,000	QUESTIONABLE PER APPRAISAL
011	795030	3920	3/12/03	\$121,669	DIAGNOSTIC OUTLIER
011	795030	3920	9/25/03	\$249,000	ACTIVE PERMIT BEFORE SALE>25K
011	795030	3975	2/17/03	\$103,000	DOR RATIO
011	795030	4205	5/9/03	\$120,000	DIAGNOSTIC OUTLIER
011	795030	4485	12/11/02	\$85,000	DOR RATIO
011	811310	1230	8/6/03	\$185,000	DIAGNOSTIC OUTLIER
011	811310	1230	11/25/02	\$175,158	NO MARKET EXPOSURE
011	811310	1441	6/26/03	\$175,000	DIAGNOSTIC OUTLIER
011	811310	1711	12/9/02	\$187,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	811360	0090	1/20/03	\$169,900	DIAGNOSTIC OUTLIER
011	811360	0150	7/26/03	\$54,600	DOR RATIO
011	811360	0256	2/10/03	\$15,431	RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT TO DOR DOR RATIO
011	983020	0295	2/6/03	\$226,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	983020	0495	1/30/03	\$66,849	DOR RATIO

Vacant Sales Used in this Annual Update Analysis
Area 81

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
2	524980	0025	2/7/02	\$275,000	9992	Y	N
6	110200	0830	7/18/03	\$185,700	12288	N	N
6	232404	9019	4/1/02	\$210,000	12665	Y	N
6	352404	9185	4/29/02	\$110,000	5000	N	N
6	895290	0006	5/4/03	\$190,000	9844	Y	N
11	110900	0330	12/17/02	\$85,000	3405	N	N

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	110200	1222	2/26/02	\$492,500	RELATED PARTY, FRIEND, OR NGHBR; BUILDER / DEVELOPER SALE
11	170490	0358	12/17/02	\$20,000	TENANT
11	333050	0634	9/24/02	\$40,000	NON-REPRESENTATIVE SALE
11	333050	0995	6/27/03	\$64,000	BUILDER OR DEVELOPER SALE
11	524980	2270	7/31/02	\$11,500	QUIT CLAIM DEED